

**CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
October 9, 2017**

The meeting was called to order at 5:30 p.m. by Chairman Pier

ROLL CALL:

Present –Jon Economy, Marc Mooney, Dr. Scott Shindler, Lynn Peterson, Bruce Viau, Deb Specht, Brad Wenande, and Steve Pier.

Not in attendance at roll call: Mike Healy and City Commission Liaison Dave Carda

Chairman Pier asked for approval of the September 11, 2017, meeting minutes.

17-37 **MINUTES** – September 11, 2017

MOTION – It was requested that the minutes be amended to correct that Chairman Specht be changed to Commissioner Specht. It was moved by Commissioner Shindler and seconded by Commissioner Economy to approve the amended minutes of the September 11, 2017 meeting.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Chairman Pier read the action item for a Public hearing to consider the formation of Tax Incremental District Number Ten to be located on the following described property:

Yaggie’s 2nd Addition in the E 1/2 of the NE 1/4, Section 8, Yaggie’s 3rd Addition except Lot A, Lot B, Lot C and Lot D in the NW 1/4, Section 9, and the NW Corner (approximately 1.53 acres) of the N 1/2, N 1/2, SW 1/4, Section 9, and Doris Schenk Addition except Lot 1, Section 8; including the Alumax Road and Bill Bagg’s Road ROWs, all in T93N, R55W of the 5th P.M., City and County of Yankton, South Dakota.

Dave Mingo advised that Bill Bagg’s Road North of Alumax Road to Whiting Drive is a curved alignment. This has been in the 5-year Capital Improvement Plan for about eight years. We have been waiting for a private project to have interest in the adjoining property to trigger consideration of building the road. YAPG is working on a project that has potential to move forward. If approved, this would go before the City Commission for name and boundary of district. We are approaching this a little different than other projects because of the timing with winter coming and the proceeds all going toward public infrastructure. State law allows approval of the name and boundary to set the

base prior to writing the plan. This will capture increment before improvements are on the property. If the project does not move forward, then we would dissolve TID. Grant funding would assist with public infrastructure. Not at a point where project specifics can be discussed because of confidentiality. The project does not need zoning changes or land use permits to be constructed and occupied. There may be a time in the future when a slight zoning change may be considered on the south end to make the property uniform. 2nd penny will be able to be used in other areas of this project used TID proceeds. If all goes well, should see plan sometime in December or January.

Chairman Pier asked for clarification with the property outlined in red, already exists. How do you separate? Mr. Mingo advised that the entire development area will benefit from TID. Similar to TID #8, where City captured potential development that was forming.

Commissioner Healy arrives 5:41

Mark Keehr 2300 Whiting Drive. Asked about location. Mr. Mingo furnished a map and showed him on map where the "project" would be located. Mr. Keehr asked about spec building plats that were handled previously.

17-38 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Shindler to approve the formation of a Tax Incremental District Number Ten and to declare boundaries for TID #10 to be located on the following described property:

Yaggie's 2nd Addition in the E 1/2 of the NE 1/4, Section 8, Yaggie's 3rd Addition except Lot A, Lot B, Lot C and Lot D in the NW 1/4, Section 9, and the NW Corner (approximately 1.53 acres) of the N 1/2, N 1/2, SW 1/4, Section 9, and Doris Schenk Addition except Lot 1, Section 8; including the Alumax Road and Bill Bagg's Road ROWs, all in T93N, R55W of the 5th P.M., City and County of Yankton, South Dakota.

VOTE – Voting "Aye" – Specht, Viau, Healy, Shindler, Mooney and Economy. Voting "Nay" – none. Abstained – Wenande, Peterson and Pier.

MOTION – PASSED

Chairman Pier read the action item for a Plat review, Parcel No. 6 and Parcel No. 7 in Lot 6, Block 1 of Slaughter's Subdivision in the NE 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 506 W. 21st Street. Yankton-Omaha Partnership, owner.

Dave Mingo started by reminding Board members of the TID for the Yankton Mall, and that it would include outlots to capture increment that would benefit

the Mall's facade program. This plat creates two outlots to be either built upon or sold that would create increment in the TID. Mall is similar to Walmart and Kmart, removal of outlots does not make them out of conformance with parking regulations because their lots are oversized to begin with.

- 17-39 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Peterson to approve the Plat review, Parcel No. 6 and Parcel No. 7 in Lot 6, Block 1 of Slaughter's Subdivision in the NE 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 506 W. 21st Street. Yankton-Omaha Partnership, owner.

VOTE – Voting "Aye" – Viau, Peterson, Healy, Shindler, Mooney, Economy, Wenande and Pier. Voting "Nay" – none. Abstained - Specht

MOTION – PASSED

Chairman Pier read the action item for a Plat review, Parcel 1 and Parcel 2 of Tract B of Lot 5, Railroad Subdivision, City and County of Yankton, South Dakota. Address, 909 E. 7th Street. Quay Hansen, owner.

Dave Mingo advised this plat allows the owners to split the lots for transfer of ownership. If approved, Parcel 2 would be able to attach to either Parcel 1 or Tract A through the use of deed restriction, if owner chooses. Infrastructure is already in place. Staff recommends approval.

- 17-40 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Viau to approve the Plat review, Parcel 1 and Parcel 2 of Tract B of Lot 5, Railroad Subdivision, City and County of Yankton, South Dakota. Address, 909 E. 7th Street. Quay Hansen, owner.

VOTE – Voting "Aye" – all members present. Voting "Nay" – none.

MOTION – PASSED

Chairman Pier read the action item for a Plat review, Lot 8, Block 1, East 50 Industrial Park, In Government Lot 3, Section 16, T93N, R55W of the 5th P.M., Yankton County, South Dakota. Address, 710 Eagle Drive. ILML, LLC., Terry Sayler, member.

Dave Mingo advised that this is an ETJ plat, within the three-mile jurisdiction. Plat is not adjacent to City's corporate limits so Subdivision Ordinance requirements do not come into play. Staff recommends approval.

- 17-41 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Wenande to approve the Plat review, Lot 8, Block 1, East 50 Industrial Park, In Government Lot 3, Section 16, T93N, R55W of the 5th P.M.,

Yankton County, South Dakota. Address, 710 Eagle Drive. ILML, LLC., Terry Saylor, member.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

August, 2017 Building Permit Report.

Dave Mingo thought it was interesting to compare with other years. Over 55 million for permits this year. 126 housing units permitted this year, surpassed last year's 115 record.

Commissioner Economy asked about commercial permits. The mall plat will make room for some commercial permits. Delight Donuts & Jimmie John's are spaces that have been vacant for a long time. The days of a new big box are pretty much over because of the new retail marketplace with online shopping.

Sales tax is up 1.8 % from last year. Commissioner Economy -inquired if still moving forward with the hotel on the mall property. The hotel has been talking with Joe Morrow and are moving forward.

17-42 **ADJOURNMENT**

MOTION – It was moved by Commissioner Peterson and seconded by Commissioner Economy to adjourn at 6:05 p.m.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Respectfully submitted,

A handwritten signature in blue ink that reads "Dave Mingo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dave Mingo
Secretary